



Legislation Text

File #: 24-0310, **Version:** 1

Consider and take action Ordinance 2024- 21 rezoning approximately 54.7610 acres from “CM” (Commercial Mixed Use) to “RSF-7” (Residential Single Family 7), MAP-24-0001 (Sonoma / West Nasa Tract), generally located along the east side of West Old Nasa Road and along the west side of West Nasa Boulevard - Second Reading (Council Member Cones and Mayor Pro Tem Hicks)

Planning and Zoning Commission failed to recommend approval, 4-4-0, on March 18, 2024.
Council failed to approve on first reading, 4-4-0, on April 9, 2024.
Council approved first reading 6-2-0 on June 11, 2024.

Project Timeline

August 10, 1999 - The property was initially zoned as “SDR” (Suburban Development District).

August 30, 2005 - The property was zoned “CM” (Mixed Use Commercial) as part of the City’s Zoning Map and Ordinance revisions of 2005.

December 12, 2023 - The applicant had a pre-development meeting with city staff to discuss a proposed single family development located on Old Nasa Road.

January 22, 2024 - The applicant held a pre-application neighborhood meeting in League City.

February 14, 2024 - The applicant submitted a rezoning request to the Planning Department.

February 29, 2024 - Public hearing notices were mailed to the surrounding property owners.

February 29, 2024 - A public hearing sign was posted on the property and notice was published in the newspaper.

March 18, 2024 - Planning & Zoning Commission held a public hearing and the motion to approve failed, 4-4-0.

April 9, 2024 - City Council held a public hearing and the request was denied, 4-4-0.

May 14, 2024 - Councilmembers Cones and Hicks sponsored the request to place the item back on the agenda for reconsideration.

Project Summary:

Approval of this request will rezone approximately 54.7610 acres from CM” (Commercial Mixed Use) to “RSF-7” (Residential Single Family 7).

Direct access to the properties is provided via Nasa Boulevard and Old Nasa Road. Improvements will be necessary on Old Nasa Road if it is to be utilized by this development. The Developer has committed to improving a portion of this roadway, should they develop the subject property.

Staff examined the compatibility of surrounding land uses and zoning to the proposed request. Should the request be approved, single-family homes would be surrounded by high density apartments, existing commercial development, and the CCISD Challenger Stadium. The existing stadium can produce nuisances of noise, traffic, and lighting that may affect future single-family homes developed adjacent to this site.

From an economic development perspective, it is in League City’s long-term interest to create a diversified tax-base to allow more opportunities to attract high-quality commercial development that will create jobs and

generate commercial tax revenue to support the community's quality of life. League City's current tax-base value is comprised of approximately 20% commercial and 80% residential development. It is estimated that the community's tax-base value should be closer to 40% commercial and 60% residential. Additional reduction of commercial land is contrary to the goal of increasing and maintaining commercial property.

Staff performed an inventory of commercial land located within Harris County. The analysis showed that there are currently 120 acres of commercial land in Harris County, of which 109.6 acres are currently undeveloped. Should the proposed rezoning be approved, 54.76 acres of land would be rezoned to "RSF-7", resulting in the total commercial land being reduced to 54.84 acres. This rezoning would represent an approximate 50% reduction in available commercial land within Harris County.

On March 18, 2024, the Planning and Zoning Commission held a public hearing. Several members of the public spoke during the public hearing in favor of the request. The Planning and Zoning Commission's motion to approve failed, 4-4-0.

On April 9, 2024, the City Council held a public hearing and denied the request, 4-4-0.

Staff recommends the zoning of the property remain "CM" (Commercial Mixed Use).

Attachments:

1. Proposed Ordinance
2. Exhibit A

Origination:

Planning Department

Applicant: Chris Haynes of J Morales, Inc.

Owners: Sonoma Company, Ltd.

FUNDING

{X} NOT APPLICABLE

STRATEGIC PLANNING

{X} NOT APPLICABLE